

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone
Chairman

Sarah Lansdale, AICP
Director of Planning

Date: May 1, 2013
Time: 2:00 p.m.
Location: 4th Floor Conference Room, H. Lee Dennison Building
100 Veterans Memorial Highway
Hauppauge, New York 11788

Members Present (10)

Michael Kelly - Brookhaven
John Whelan - East Hampton
Jennifer Casey - Huntington
Matthew Chartrand - Islip
Linda Holmes - Shelter Island
Thomas McAdam - Southold
Michael Kaufman - Villages Under 5,000
Glynis Margaret Berry - At Large
Kevin Gershowitz - At Large (arrived after adoption of minutes)
David Calone - At Large

Staff Present (6)

Sarah Lansdale - Director of Planning
Thomas Young - Assistant County Attorney (Counsel to the Commission)
Andrew Freleng - Chief Planner
Theodore Klein - Senior Planner
John Corral - Planner
Christine DeSalvo - Senior Clerk Typist

Call to Order

- The meeting of May 1, 2013 was called to order by David Calone, Chairman, at 2:10 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the March 2013 Meeting Minutes. Motion made by Commissioner Kaufman, seconded by Commissioner Holmes. Vote Approved: 9 ayes, 0 nays, 0 abstention.
- The adoption of the April 2013 Meeting Minutes. Motion made by Commissioner Holmes, seconded by Commissioner Kaufman. Vote Approved: 9 ayes, 0 nays, 0 abstention.

Public Portion – No one from the public asked to speak to the Commission.

Chairman's Report – Chairman Calone updates the Commission on the following Commission priorities:

- Encouraging Economic Development;
 - The recent meeting of the Sewer Infrastructure Finance Taskforce included initial discussions on financing options such as sales tax, water assessment, etc.. Work on this will continue for the next few months.
 - With regard to the agricultural economy we are hoping to get an updated farm census. Congressman Bishop, who attended last month's greenhouse tour, is interested in helping with the younger farmer initiative; as well as looking into the possibility of a water conservation initiative.
 - On the 'Professional Certification' pilot program, Commissioner Casey has drafted a letter to enlist sponsorship on the NYS State Legislature to get the program going. Speaking with Supervisor Romaine, the Town of Brookhaven has expressed interest in piloting the new program, and wants to pass a "sense resolution" supporting adoption of the legislation at its Board meeting in May. The 'program' is intended to make it easier to do minor interior alteration in commercial buildings in order to more quickly fill vacancies and help the local economy.
 - On the Commission's 'Public Safety' initiative, which has the support of the District Attorney; the Chairman recognized Commissioner McAdam's good work on the chapter of the guidebook. The Town of Brookhaven has indicated that they would like to instruct their respective Boards to incorporate the Commission's public safety principles into their site plan design and review processes. The Chairman also indicated that the Deputy County Executive for Public Safety will also be given an opportunity to consider these principles.
- Energy and Natural Resources;
 - The Town of Brookhaven has already adopted our East End Wind Code, and readopted it last week along with its own Geothermal and Solar Energy Codes. It is expected the Towns of East Hampton and Riverhead will move towards adopting some form of the wind code.
 - The Commission's 'working group' is working on a model Geothermal Code. The Town of Brookhaven having already adopted their own code would be interested in hearing what the Commission's finding are, while the Commission's 'working group' is interested in sorting out any inconsistencies and adopting the best geothermal code.

Chairman's Report – Energy and Natural Resources (Continued)

- The planned Wastewater Symposium is coming up June 21st in Riverhead headed up by Commissioner Berry; who indicated that the agenda is almost complete except for one slot. Chairman Calone reminded everyone that the symposium will take place at the Culinary Institute, beginning at 9:00 a.m., and be an all-day event. Commissioner Berry mentioned several of the financial sponsors of the event, and Chairman Calone pointed out that more are always welcome.
- Resiliency;
 - The "Suffolk 'After Sandy' Roundtable" last month was focused on the 'built environment'. Another roundtable discussion is being considered that will focus on what should come next for the 'natural environment'. Today's guest speaker, Dorian Dale, will be able to provide the Commission with more information regarding the County's response to Super-storm Sandy.
 - One of the outcomes of the 'Roundtable' was better communication amongst the County and municipalities. The talks of amending municipal building codes brought to light the difficulties of that particularly given the nationalization of FEMA requirements and the State's standardized building codes. There is an entity called the 'State Code Council' that can be approached with recommendations for changes resulting from local discussions of amending municipal building codes in flood zones as one of the way sto avoid widespread destruction in flood prone areas. This would best be done on a comprehensive level, meaning several municipalities should be united in their intention to amend their building codes to be more in-line with FEMA's guidelines for rebuilding. Someone from the Commission is needed to help lead that effort, and Commissioners Kaufman and Whelan indicated they would help. They along with Dorian Dale, Suffolk County's Director of Sustainability, will be getting together soon to start work on that effort.
- Other topics;
 - The Annual Planning Federation is coming up in the Fall (October 17th) at the Brookhaven National Lab.
 - Commissioner Holmes' replacement, Ed Shillingburg has already been approved by the Legislative Committee, and will soon be considered for appointment to the Commission by the full Legislature.
 - Commissioner McAdam stated to the Commission that the east-end farms impacted by saltwater intrusion as a result of Super-storm Sandy have received financial aid, and are on-track to be operational for the coming growing season.

Director's Report – Planning Director Sarah Lansdale informed the Commission about recent activities within the Division.

Director's Report (Continued)

- Informed the Commission that June 4th is the deadline for the first round all Sewer Infrastructure Funding Applications. The application is open to both public and private entities, and is available on-line.
- The County has recently issued 2 RFPs (Request For Proposals). The first RFPs is part of the County Executive's initiative 'Connect Long Island' for the BRT (Bus Rapid Transit) Feasibility Study; the County has received several proposals back and will likely choose one next week. The other RFP is for the final chapters of Suffolk's Comprehensive Plan. Director Lansdale indicated that there is a provision in the RFP for the Comprehensive Plan that it be completed by the end of this year, and that a consultant would also be chosen next week. The Director noted that both proposals are being fully Federal funded.
- The Division is finishing work on the Commack Road Study, and expanded the study area from where the four Towns meet to be congruent with the NYS Sagtikos Study.
- New Legislation has been passed by the County effecting changes to the protocol for acquiring open space to allow more information to pass on through the process. This would give Legislators new information they didn't have before when they were deciding whether to purchase land; such as appraised values, and available fund account balances. Legislators were not given this information before. The Director indicated that the current available funding for open space acquisitions has on account balance of approximately 2 million dollars.
- The Directed stated that to date on a cumulative level the County has spent over 1 billion dollars preserving open space since 1959, which represents about 57,000 acres.
- Lastly, the County's 'Land Bank' application has been accepted by New York State; the first and only in the State and we are moving forward on it. Currently the county has 133 sites identified as tax delinquent and suspected to be environmentally contaminated. A list of these parcels will soon be available to all the public. The Director noted that many of the details are still being worked out but that the Land Bank will be its own separate nonprofit entity, but staffed by County employees.

Guest Speaker

- **Dorian Dale**, the Sustainability Director for the Suffolk County Department of Economic Development and Planning, and Chief Recovery Officer for Suffolk County's Response to Super-storm Sandy presented an outline of Sandy recovery efforts being taken, as well as all relevant policies and programs.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Echo Pond at Center Moriches**; referred by the Town of Brookhaven, received on April 18, 2013 – the Commission's jurisdiction for review is that the application is within 500 feet of State Route 27 (Sunrise Highway). The applicant seeks site plan approval for the construction of nine (9) two story condominium buildings containing fifty (50) units on 12.6 acres (for a density of approximately 4 units per acre). Site improvements proposed include a storm-water retention pond as a water feature amenities, walking trails and gazebo. Access to the subject site is provided over an existing development known as Chrystal Pond at Pine Hills South.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued)

- **Echo Pond at Center Moriches** (continued)

The staff report recommended approval of the site plan application with seven (7) comments for the consideration and use of the Town of Brookhaven. The Commission generally agreed with the staff recommendations and resolved to approve the site plan application with seven (7) comments.

The motion to approve the application with seven (7) comments was made by Commissioner Holmes and seconded by Commissioner Kelly, vote Approved; 10 ayes, 0 nays, 0 abstentions.

Discussion

- As it being Commissioner Holmes' last Commission meeting, she acknowledged that it has been a great pleasure serving on the Planning Commission, and the Chairman and Commissioners all wished her the best.

Meeting Adjourned (3:35 p.m.)

- The motion to adjourn the meeting was made by Commissioner Holmes and seconded by Commissioner Casey, vote Approved; 10 ayes, 0 nays, 0 abstention.